007.0	0006	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	938,200 / 938,200
					USE VALUE:	938,200 / 938,200
					ASSESSED:	938,200 / 938,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11	-13	ALFRED RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	11-13 ALFRED ROAD OWNER LLC
Owner 2:	
Owner 3:	
Street 1:	741 BROADWAY
Street 2:	
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry Own Occ: N
Postal:	02144 Type:

PREVIOUS OWNER

Owner 1:	SAVAGE DONALD & ANN T/ ESTATE -
Owner 2:	-
Street 1:	13 ALFRED RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .153 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2584 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.
Ann T Savage dod

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6685.000	436,700	5,100	496,400	938,200
Total Card	0.153	436,700	5,100	496,400	938,200
Total Parcel	0.153	436,700	5,100	496,400	938,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 363.08 /Parcel: 363.08

Legal Description

User Acct 6772

GIS Ref

GIS Ref

Insp Date 02/21/18

Entered Lot Size

Total Land:

Land Unit Type:

!728!

PREVIOUS ASSESSMENT

Parcel ID 007.0-0006-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	436,700	5100	6,685.	496,400	938,200		Year end	12/23/2021
2021	104	FV	416,400	5100	6,685.	496,400	917,900		Year End Roll	12/10/2020
2020	104	FV	416,400	5100	6,685.	496,400	917,900	917,900	Year End Roll	12/18/2019
2019	104	FV	320,900	5100	6,685.	527,500	853,500	853,500	Year End Roll	1/3/2019
2018	104	FV	320,700	5100	6,685.	384,700	710,500	710,500	Year End Roll	12/20/2017
2017	104	FV	300,200	5100	6,685.	335,100	640,400	640,400	Year End Roll	1/3/2017
2016	104	FV	300,200	5100	6,685.	285,500	590,800	590,800	Year End	1/4/2016
2015	104	FV	266,500	5100	6,685.	279,200	550,800	550,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:55:35

LAST REV

Date	Time
04/29/21	08:48:50
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 728

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVAGE DONALD &	76842-246	1	2/1/2021	Estate/Div	850,000	No	No		
	14208-283		1/1/1981			No	No		Donald Savage dod 8/19/2004

USER DEFINED

Prior Id # 1:	6772
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/23/2021	331	Inter Fi	135,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2021	SQ Mailed	MM	Mary M
2/21/2018	Inspected	BS	Barbara S
2/14/2018	MEAS&NOTICE	BS	Barbara S
4/17/2009	Meas/Inspect	189	PATRIOT
11/2/1999	Inspected	267	PATRIOT
9/23/1999	Mailer Sent		
9/23/1999	Measured	263	PATRIOT
10/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6685		Sq. Ft.	Site		0	80.	0.93	1									496,439						496,400	

Total AC/HA:	0.15347	Total SF/SM:	6685	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	496,439	Spl Credit		Total:	496,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:	D - Design	6.0	%
Economic:			%
Special:			%
Override:			%
	Total:	35.14	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.05634665
Const Adj.:	0.99980003
Adj $ / SQ:	190.104
Other Features:	101500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	673338
Depreciation:	236611
Depreciated Total:	436727

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	7	3	
Totals			
2	14	6	

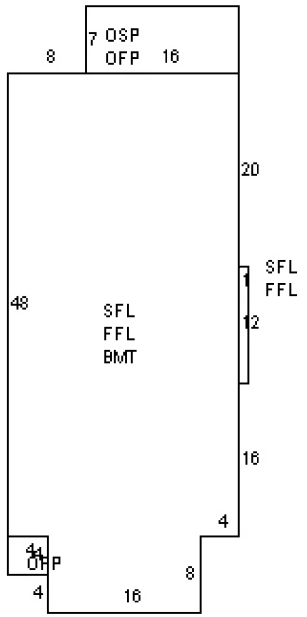
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	190.10
Special Features:	0	Val/Su Net:	106.41
Final Total:	436700	Val/Su SzAd	169.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,292	190.100	245,615
SFL	Second Floor	1,292	190.100	245,615
BMT	Basement	1,280	57.030	73,000
OFP	Open Porch	128	29.380	3,761
OSP	Screen Porch	112	34.350	3,847

Net Sketched Area:	4,104	Total:	571,838

Size Ad	2584	Gross Area	4104	FinArea	2584

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 007.0-0006-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1920	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100